

# HOUSING NOW

## Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

### New Home Market

#### Condo apartments drive new home construction in the GTA

The apartment segment pulled total starts in the Greater Toronto Area (GTA) up to 5,995 units. A total of 4,254 apartment units were started in April 2012, 94 per cent condominiums, representing a single month record for the category. Single-detached home starts were 13 per cent higher than the same month last year and above their five-year average for April.

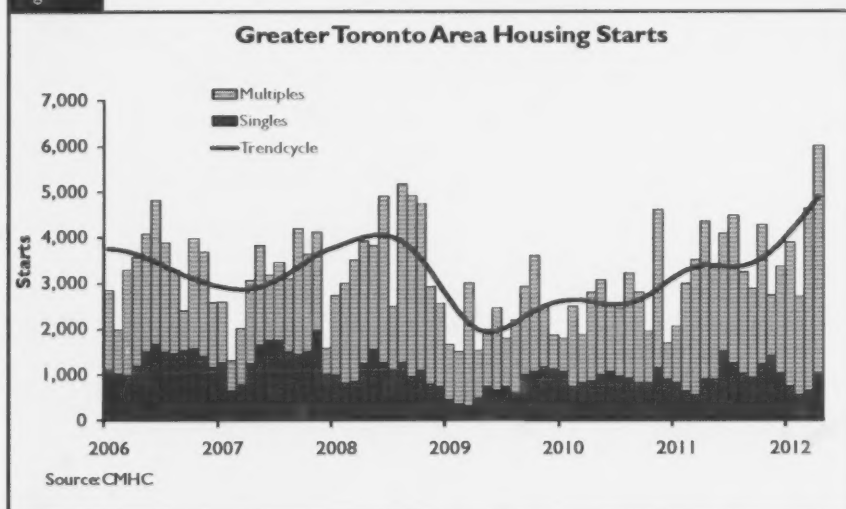
Condominium construction is benefiting from strong pre-sale

activity over the past couple years. The number of apartments under construction has now hit a record high of almost 45,000 units, including 3,017 purpose-built rental accommodations. This year developers appear to be reaching the construction phase faster, while the pace of project completions has remained virtually unchanged. Factors that may have pulled construction forward into the first half of this year include favourable weather conditions and a surge in permits late last year and early this year as developers rushed to get in applications in anticipation of a city strike that did not materialize.

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Figure 1



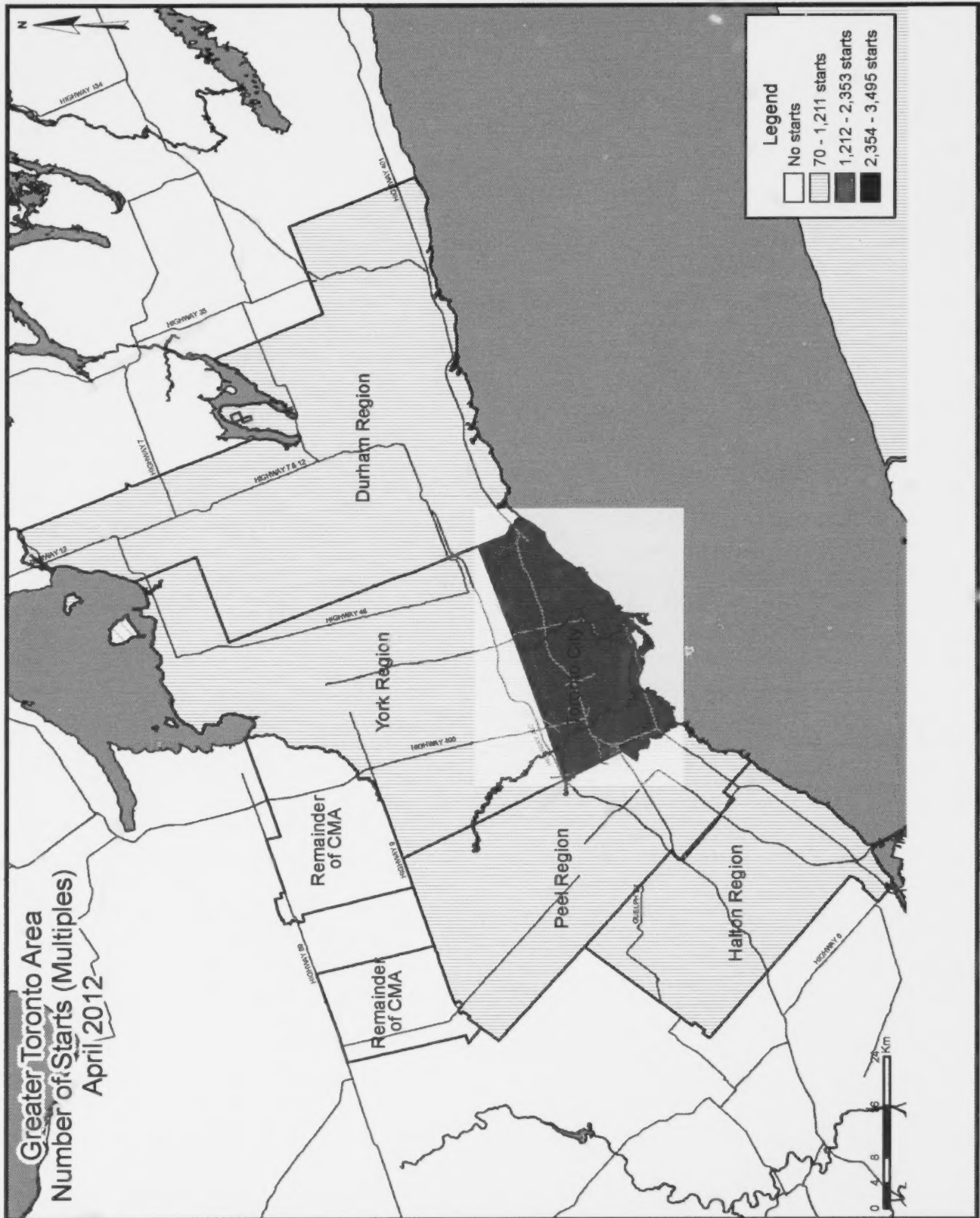
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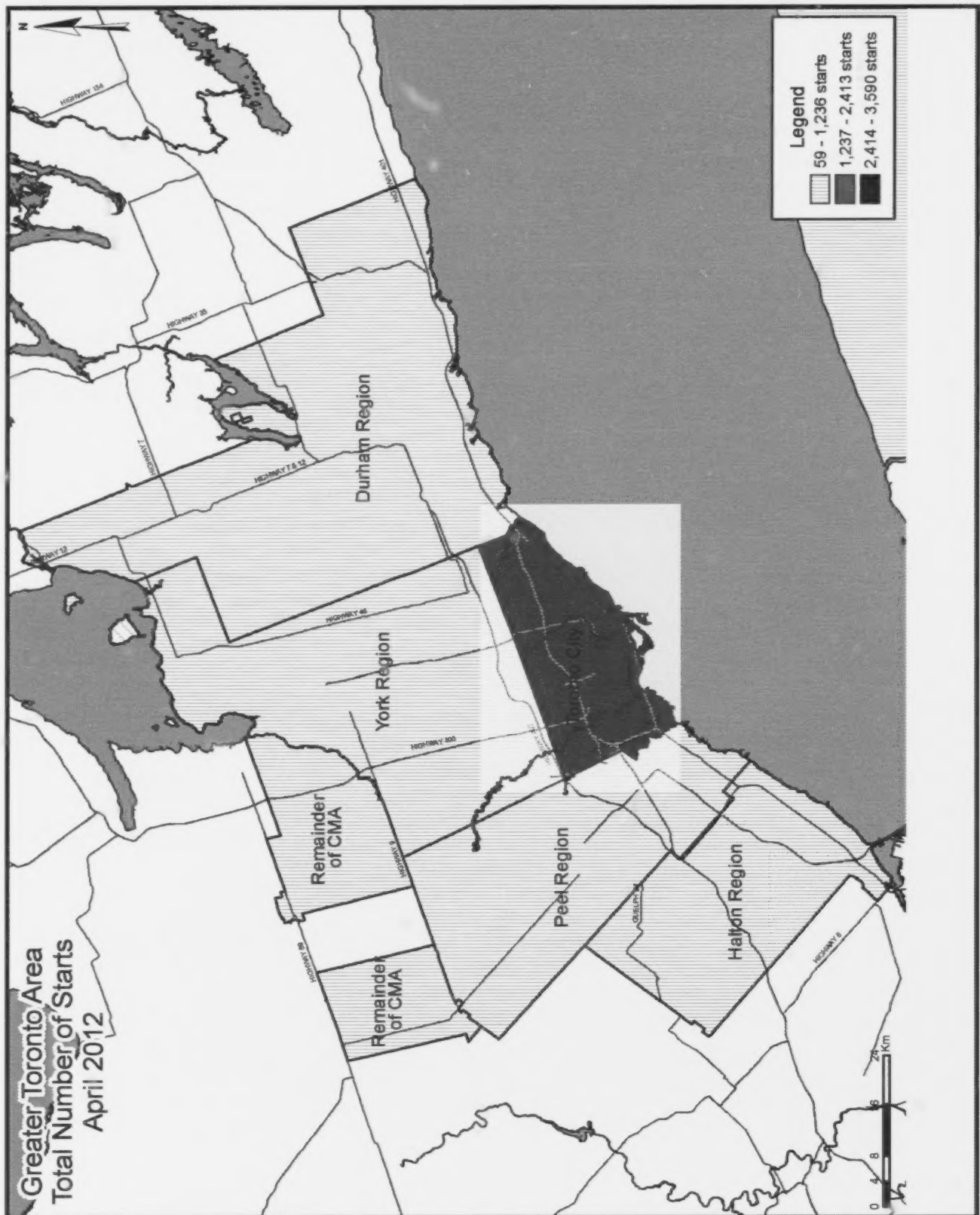
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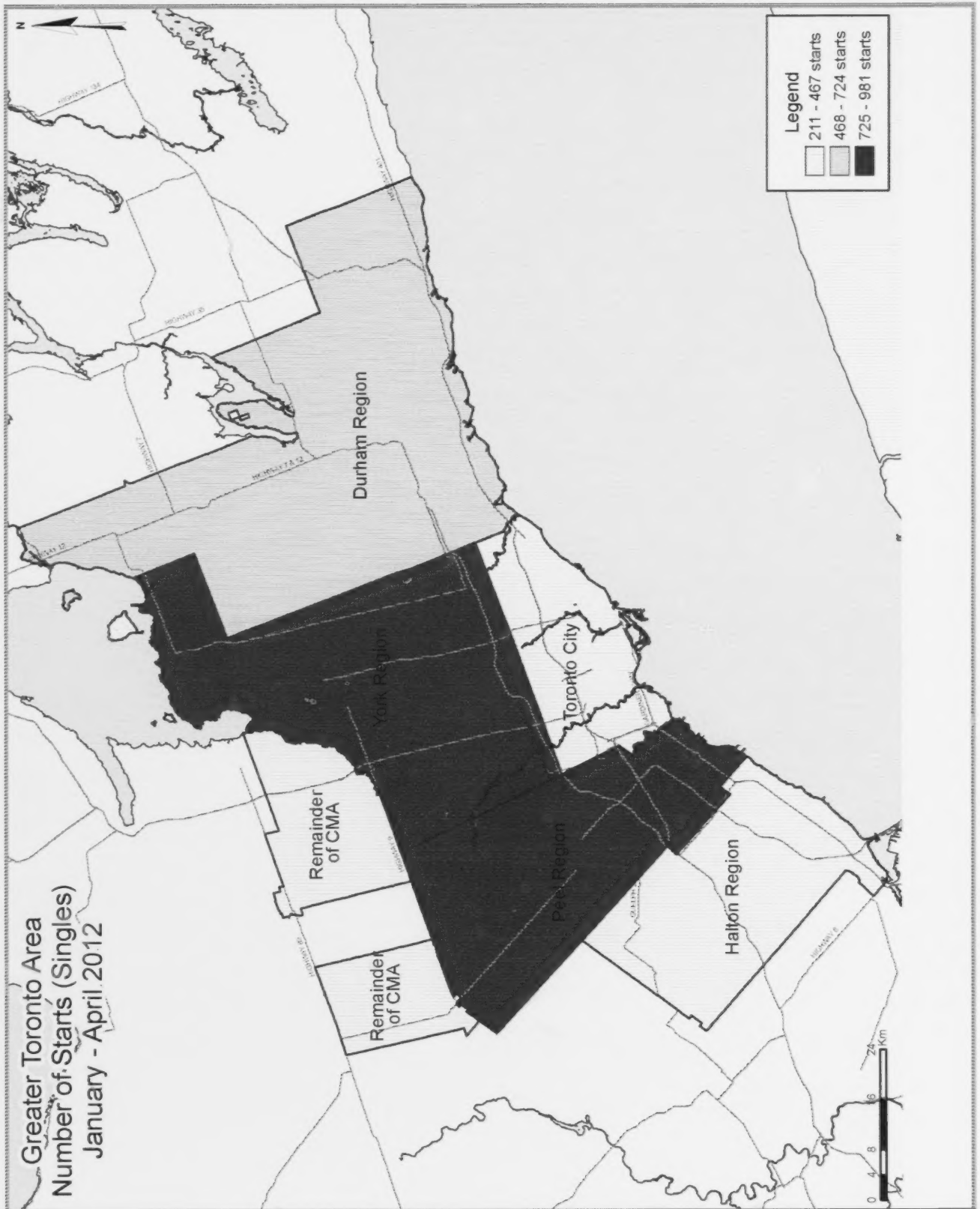














<b>ZONE DESCRIPTIONS - TORONTO CMA</b>	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region</b>	Burlington, Halton Hills, Milton, Oakville
<b>Durham Region</b>	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
<b>Remainder of CMA</b>	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville



## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA

April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
April 2012	963	170	444	0	90	3,755	0	257	5,679
April 2011	771	216	264	2	22	2,711	0	236	4,222
% Change	24.9	-21.3	68.2	-100.0	**	38.5	n/a	8.9	34.5
Year-to-date 2012	2,847	776	1,746	0	365	9,936	22	669	16,361
Year-to-date 2011	2,674	626	1,393	10	254	6,775	4	863	12,599
% Change	6.5	24.0	25.3	-100.0	43.7	46.7	**	-22.5	29.9
<b>UNDER CONSTRUCTION</b>									
April 2012	8,191	1,800	3,477	18	1,196	40,889	30	2,680	58,281
April 2011	6,887	1,460	3,075	40	1,096	33,995	32	2,929	49,543
% Change	18.9	23.3	13.1	-55.0	9.1	20.3	-6.3	-8.5	17.6
<b>COMPLETIONS</b>									
April 2012	874	132	279	0	118	608	4	62	2,077
April 2011	555	98	306	2	53	1,015	0	60	2,089
% Change	57.5	34.7	-8.8	-100.0	122.6	-40.1	n/a	3.3	-0.6
Year-to-date 2012	3,484	680	1,074	6	221	3,716	8	1,562	10,751
Year-to-date 2011	2,484	390	946	12	353	4,744	12	594	9,535
% Change	40.3	74.4	13.5	-50.0	-37.4	-21.7	-33.3	163.0	12.8
<b>COMPLETED &amp; NOT ABSORBED</b>									
April 2012	92	13	45	0	6	819	13	587	1,575
April 2011	112	13	45	0	22	370	13	515	1,090
% Change	-17.9	0.0	0.0	n/a	-72.7	121.4	0.0	14.0	44.5
<b>ABSORBED</b>									
April 2012	866	134	287	0	110	596	4	0	1,997
April 2011	567	98	299	2	52	1,035	0	72	2,125
% Change	52.7	36.7	-4.0	-100.0	111.5	-42.4	n/a	-100.0	-6.0
Year-to-date 2012	3,484	692	1,090	6	217	3,745	8	658	9,900
Year-to-date 2011	2,555	400	945	11	349	4,775	12	438	9,485
% Change	36.4	73.0	15.3	-45.5	-37.8	-21.6	-33.3	50.2	4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA

April 2012									
	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
April 2012	102	2	6	0	12	42	0	0	164
April 2011	121	0	0	0	27	0	0	8	156
% Change	-15.7	n/a	n/a	n/a	-55.6	n/a	n/a	-100.0	5.1
Year-to-date 2012	300	6	56	0	12	154	0	139	667
Year-to-date 2011	295	34	0	0	27	0	0	16	372
% Change	1.7	-82.4	n/a	n/a	-55.6	n/a	n/a	**	79.3
<b>UNDER CONSTRUCTION</b>									
April 2012	740	10	165	0	93	190	8	187	1,393
April 2011	819	40	103	0	134	12	0	72	1,180
% Change	-9.6	-75.0	60.2	n/a	-30.6	**	n/a	159.7	18.1
<b>COMPLETIONS</b>									
April 2012	101	0	31	0	14	0	0	0	146
April 2011	102	2	28	0	14	0	0	2	148
% Change	-1.0	-100.0	10.7	n/a	0.0	n/a	n/a	-100.0	-1.4
Year-to-date 2012	348	0	94	0	27	0	38	2	509
Year-to-date 2011	301	4	72	0	35	0	0	2	414
% Change	15.6	-100.0	30.6	n/a	-22.9	n/a	n/a	0.0	22.9
<b>COMPLETED &amp; NOT ABSORBED</b>									
April 2012	9	0	1	0	4	9	3	5	31
April 2011	11	0	5	0	3	7	0	0	26
% Change	-18.2	n/a	-80.0	n/a	33.3	28.6	n/a	n/a	19.2
<b>ABSORBED</b>									
April 2012	97	0	30	0	12	0	0	0	139
April 2011	97	2	24	0	13	0	0	2	138
% Change	0.0	-100.0	25.0	n/a	-7.7	n/a	n/a	-100.0	0.7
Year-to-date 2012	353	0	94	0	26	1	35	2	511
Year-to-date 2011	298	4	69	0	35	8	0	2	416
% Change	18.5	-100.0	36.2	n/a	-25.7	-87.5	n/a	0.0	22.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1c: Housing Activity Summary of Greater Toronto Area**  
**April 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2012	1,017	172	450	0	102	3,997	0	257	5,995
April 2011	900	184	264	0	49	2,711	0	244	4,352
% Change	13.0	-6.5	70.5	n/a	108.2	47.4	n/a	5.3	37.8
Year-to-date 2012	2,984	782	1,822	0	377	10,428	22	808	17,223
Year-to-date 2011	2,939	628	1,393	4	275	6,775	4	879	12,897
% Change	1.5	24.5	30.8	-100.0	37.1	53.9	**	-8.1	33.5
UNDER CONSTRUCTION									
April 2012	8,565	1,788	3,678	13	1,295	41,571	38	3,017	59,965
April 2011	7,654	1,470	3,237	27	1,252	34,499	32	3,001	51,201
% Change	11.9	21.6	13.6	-51.9	3.4	20.5	18.8	0.5	17.1
COMPLETIONS									
April 2012	978	132	310	0	139	608	4	62	2,233
April 2011	633	96	346	0	63	1,015	0	62	2,215
% Change	54.5	37.5	-10.4	n/a	120.6	-40.1	n/a	0.0	0.8
Year-to-date 2012	3,797	658	1,168	1	267	3,716	46	1,564	11,217
Year-to-date 2011	2,709	398	1,014	0	384	4,744	12	596	9,857
% Change	40.2	65.3	15.2	n/a	-30.5	-21.7	**	162.4	13.8
COMPLETED & NOT ABSORBED									
April 2012	104	13	46	0	13	828	16	609	1,629
April 2011	119	15	50	0	28	372	13	573	1,170
% Change	-12.6	-13.3	-8.0	n/a	-53.6	122.6	23.1	6.3	39.2
ABSORBED									
April 2012	969	134	317	0	129	596	4	0	2,149
April 2011	644	94	335	0	61	1,026	0	198	2,358
% Change	50.5	42.6	-5.4	n/a	111.5	-41.9	n/a	-100.0	-8.9
Year-to-date 2012	3,795	670	1,184	1	262	3,755	43	660	10,370
Year-to-date 2011	2,773	406	1,025	0	380	4,784	12	564	9,944
% Change	36.9	65.0	15.5	n/a	-31.1	-21.5	**	17.0	4.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**April 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
April 2012	95	24	21	0	0	3,450	0	0	3,590
April 2011	69	110	16	0	0	2,551	0	236	2,982
York Region									
April 2012	250	50	300	0	24	0	0	7	631
April 2011	325	14	78	0	0	0	0	0	417
Peel Region									
April 2012	194	96	20	0	0	305	0	250	865
April 2011	162	42	32	0	0	0	0	0	236
Halton Region									
April 2012	253	0	95	0	66	200	0	0	614
April 2011	176	14	100	0	8	160	0	0	458
Durham Region									
April 2012	225	2	14	0	12	42	0	0	295
April 2011	168	4	38	0	41	0	0	8	259
Toronto CMA									
April 2012	963	170	444	0	90	3,755	0	257	5,679
April 2011	771	216	264	2	22	2,711	0	236	4,222
Oshawa CMA									
April 2012	102	2	6	0	12	42	0	0	164
April 2011	121	0	0	0	27	0	0	8	156
Greater Toronto Area									
April 2012	1,017	172	450	0	102	3,997	0	257	5,995
April 2011	900	184	264	0	49	2,711	0	244	4,352

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
April 2012	1,183	212	743	0	127	32,504	14	2,139	36,922
April 2011	959	220	1,332	0	104	27,268	20	2,765	32,697
York Region									
April 2012	2,156	272	1,126	3	340	4,411	8	91	8,407
April 2011	2,542	450	585	0	218	1,966	4	84	5,849
Peel Region									
April 2012	2,604	1,156	968	10	300	3,111	8	450	8,607
April 2011	2,309	622	504	27	491	3,603	8	0	7,564
Halton Region									
April 2012	1,373	76	516	0	362	1,120	0	150	3,597
April 2011	797	116	580	0	291	1,415	0	80	3,279
Durham Region									
April 2012	1,249	72	325	0	166	425	8	187	2,432
April 2011	1,047	62	236	0	148	247	0	72	1,812
Toronto CMA									
April 2012	8,191	1,800	3,477	18	1,196	40,889	30	2,680	58,281
April 2011	6,887	1,460	3,075	40	1,096	33,995	32	2,929	49,543
Oshawa CMA									
April 2012	740	10	165	0	93	190	8	187	1,393
April 2011	819	40	103	0	134	12	0	72	1,180
Greater Toronto Area									
April 2012	8,565	1,788	3,678	13	1,295	41,571	38	3,017	59,965
April 2011	7,654	1,470	3,237	27	1,252	34,499	32	3,001	51,201

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
April 2012	45	0	21	0	8	399	0	62	535
April 2011	68	6	40	0	0	1,015	0	60	1,189
York Region									
April 2012	397	32	111	0	0	209	4	0	753
April 2011	261	12	90	0	0	0	0	0	363
Peel Region									
April 2012	195	64	27	0	88	0	0	0	374
April 2011	116	28	59	0	14	0	0	0	217
Halton Region									
April 2012	152	32	70	0	29	0	0	0	283
April 2011	62	38	85	0	35	0	0	0	220
Durham Region									
April 2012	189	4	81	0	14	0	0	0	288
April 2011	126	12	72	0	14	0	0	2	226
Toronto CMA									
April 2012	874	132	279	0	118	608	4	62	2,077
April 2011	555	98	306	2	53	1,015	0	60	2,089
Oshawa CMA									
April 2012	101	0	31	0	14	0	0	0	146
April 2011	102	2	28	0	14	0	0	2	148
Greater Toronto Area									
April 2012	978	132	310	0	139	608	4	62	2,233
April 2011	633	96	346	0	63	1,015	0	62	2,215

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
April 2012	45	1	32	0	4	693	11	390	1,176
April 2011	42	8	21	0	12	277	11	318	689
York Region									
April 2012	10	0	11	0	0	52	2	0	75
April 2011	17	2	9	0	2	33	2	0	65
Peel Region									
April 2012	21	12	0	0	2	74	0	197	306
April 2011	34	3	5	0	6	55	0	197	300
Halton Region									
April 2012	13	0	2	0	3	0	0	17	35
April 2011	12	2	8	0	4	0	0	58	84
Durham Region									
April 2012	15	0	1	0	4	9	3	5	37
April 2011	14	0	7	0	4	7	0	0	32
Toronto CMA									
April 2012	92	13	45	0	6	819	13	587	1,575
April 2011	112	13	45	0	22	370	13	515	1,090
Oshawa CMA									
April 2012	9	0	1	0	4	9	3	5	31
April 2011	11	0	5	0	3	7	0	0	26
Greater Toronto Area									
April 2012	104	13	46	0	13	828	16	609	1,629
April 2011	119	15	50	0	28	372	13	573	1,170

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**April 2012**

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
April 2012	43	0	23	0	0	393	0	0	459
April 2011	69	6	41	0	0	1,022	0	72	1,210
York Region									
April 2012	399	34	111	0	0	203	4	0	751
April 2011	268	12	90	0	0	3	0	0	373
Peel Region									
April 2012	192	64	27	0	88	0	0	0	371
April 2011	119	28	57	0	14	1	0	0	219
Halton Region									
April 2012	155	32	70	0	29	0	0	0	286
April 2011	66	36	79	0	34	0	0	124	339
Durham Region									
April 2012	180	4	86	0	12	0	0	0	282
April 2011	122	12	68	0	13	0	0	2	217
Toronto CMA									
April 2012	866	134	287	0	110	596	4	0	1,997
April 2011	567	98	299	2	52	1,035	0	72	2,125
Oshawa CMA									
April 2012	97	0	30	0	12	0	0	0	139
April 2011	97	2	24	0	13	0	0	2	138
Greater Toronto Area									
April 2012	969	134	317	0	129	596	4	0	2,149
April 2011	644	94	335	0	61	1,026	0	198	2,358

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA  
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Oshawa CMA**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
**April 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
<b>Toronto City</b>	95	69	24	110	21	16	3,450	2,787	3,590	2,982	20.4
Toronto	16	15	2	2	0	0	2,813	1,323	2,831	1,340	111.3
East York	9	6	0	0	0	0	0	0	9	6	50.0
Etobicoke	23	8	0	0	0	0	637	236	660	244	170.5
North York	32	33	0	108	18	11	0	511	50	663	-92.5
Scarborough	10	7	18	0	0	5	0	0	28	12	133.3
York	5	0	4	0	3	0	0	0	12	0	n/a
<b>York Region</b>	250	325	50	14	324	78	7	0	631	417	51.3
Aurora	7	3	0	0	0	0	0	0	7	3	133.3
East Gwillimbury	32	5	0	0	0	6	0	0	32	11	190.9
Georgina Township	5	17	0	0	7	0	0	0	12	17	-29.4
King Township	41	4	4	0	0	0	0	0	45	4	**
Markham	76	118	24	4	310	0	7	0	417	122	**
Newmarket	10	16	0	0	0	0	0	0	10	16	-37.5
Richmond Hill	12	60	0	0	7	0	0	0	19	60	-68.3
Vaughan	44	40	6	0	0	51	0	0	50	91	-45.1
Whitchurch-Stouffville	23	62	16	10	0	21	0	0	39	93	-58.1
<b>Peel Region</b>	194	162	96	42	20	32	555	0	865	236	**
Brampton	143	121	76	42	0	14	0	0	219	177	23.7
Caledon	21	31	0	0	20	18	0	0	41	49	-16.3
Mississauga	30	10	20	0	0	0	555	0	605	10	**
<b>Halton Region</b>	253	176	0	14	161	108	200	160	614	458	34.1
Burlington	11	40	0	0	0	0	200	0	211	40	**
Halton Hills	10	6	0	0	0	0	0	0	10	6	66.7
Milton	172	71	0	0	95	30	0	160	267	261	2.3
Oakville	60	59	0	14	66	78	0	0	126	151	-16.6
<b>Durham Region</b>	225	168	2	4	26	79	42	8	295	259	13.9
Ajax	42	38	0	4	0	52	0	0	42	94	-55.3
Brock	0	3	0	0	0	0	0	0	0	3	-100.0
Clarington	46	43	2	0	6	12	42	0	96	55	74.5
Oshawa	15	44	0	0	0	15	0	8	15	67	-77.6
Pickering	56	4	0	0	8	0	0	0	64	4	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	25	2	0	0	0	0	0	0	25	2	**
Whitby	41	34	0	0	12	0	0	0	53	34	55.9
<b>Remainder of Toronto CMA</b>	59	37	0	32	0	0	0	0	59	69	-14.5
Bradford West Gwillimbury	19	22	0	26	0	0	0	0	19	48	-60.4
Town of Mono	8	2	0	0	0	0	0	0	8	2	**
New Tecumseth	32	8	0	6	0	0	0	0	32	14	128.6
Orangeville	0	5	0	0	0	0	0	0	0	5	-100.0
<b>Toronto CMA</b>	963	773	170	216	534	286	4,012	2,947	5,679	4,222	34.5
<b>Oshawa CMA</b>	102	121	2	0	18	27	42	8	164	156	5.1
<b>Greater Toronto Area (GTA)</b>	1,017	900	172	184	552	313	4,254	2,955	5,995	4,352	37.8

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Toronto City</b>	260	168	112	120	253	64	7,986	6,063	8,611	6,415	34.2
Toronto	36	34	8	6	10	0	5,903	3,685	5,957	3,725	59.9
East York	21	12	0	0	0	0	105	363	126	375	-66.4
Etobicoke	44	16	62	0	68	0	1,121	236	1,295	252	**
North York	77	81	10	110	118	40	857	748	1,062	979	8.5
Scarborough	70	25	26	4	54	24	0	314	150	367	-59.1
York	12	0	6	0	3	0	0	0	21	0	n/a
<b>York Region</b>	792	1,132	118	226	841	351	1,869	499	3,620	2,208	63.9
Aurora	32	18	0	0	0	0	0	0	32	18	77.8
East Gwillimbury	62	27	0	14	0	11	0	0	62	52	19.2
Georgina Township	39	48	0	0	7	0	0	0	46	48	-4.2
King Township	99	24	4	0	44	0	127	0	274	24	**
Markham	160	318	88	12	631	7	1,115	0	1,994	337	**
Newmarket	99	31	0	0	60	0	0	0	159	31	**
Richmond Hill	116	188	4	4	54	97	208	0	382	289	32.2
Vaughan	134	254	6	130	37	175	419	499	596	1,058	-43.7
Whitchurch-Stouffville	51	224	16	66	8	61	0	0	75	351	-78.6
<b>Peel Region</b>	981	730	516	224	356	224	876	1,279	2,729	2,457	11.1
Brampton	806	658	438	212	284	68	0	49	1,528	987	54.8
Caledon	108	49	28	6	72	29	0	0	208	84	147.6
Mississauga	67	23	50	6	0	127	876	1,230	993	1,386	-28.4
<b>Halton Region</b>	435	488	2	20	474	300	396	216	1,307	1,024	27.6
Burlington	47	79	0	4	40	0	338	0	425	83	**
Halton Hills	21	15	0	2	0	0	0	0	21	17	23.5
Milton	269	318	2	0	218	131	2	216	491	665	-26.2
Oakville	98	76	0	14	216	169	56	0	370	259	42.9
<b>Durham Region</b>	516	425	34	38	113	79	293	251	956	793	20.6
Ajax	124	91	28	4	37	52	0	0	189	147	28.6
Brock	0	3	0	0	0	0	0	0	0	3	-100.0
Clarington	159	106	6	0	23	12	82	0	270	118	128.8
Oshawa	50	95	0	34	0	15	0	16	50	160	-68.8
Pickering	66	26	0	0	8	0	0	235	74	261	-71.6
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	25	7	0	0	0	0	0	0	25	7	**
Whitby	91	94	0	0	45	0	211	0	347	94	**
<b>Remainder of Toronto CMA</b>	211	121	0	42	20	0	0	0	231	163	41.7
Bradford West Gwillimbury	95	84	0	26	0	0	0	0	95	110	-13.6
Town of Mono	12	6	0	0	0	0	0	0	12	6	100.0
New Tecumseth	97	20	0	16	0	0	0	0	97	36	169.4
Orangeville	7	11	0	0	20	0	0	0	27	11	145.5
<b>Toronto CMA</b>	2,847	2,684	776	632	1,949	991	10,789	8,292	16,361	12,599	29.9
<b>Oshawa CMA</b>	300	295	6	34	68	27	293	16	667	372	79.3
<b>Greater Toronto Area (GTA)</b>	2,984	2,943	782	628	2,037	1,018	11,420	8,308	17,223	12,897	33.5

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
<b>Toronto City</b>	21	16	0	0	3,450	2,551	0	236
Toronto	0	0	0	0	2,813	1,323	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	637	0	0	236
North York	18	11	0	0	0	511	0	0
Scarborough	0	5	0	0	0	0	0	0
York	3	0	0	0	0	0	0	0
<b>York Region</b>	324	78	0	0	0	0	7	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	310	0	0	0	0	0	7	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	7	0	0	0	0	0	0	0
Vaughan	0	51	0	0	0	0	0	0
Whitchurch-Stouffville	0	21	0	0	0	0	0	0
<b>Peel Region</b>	20	32	0	0	305	0	250	0
Brampton	0	14	0	0	0	0	0	0
Caledon	20	18	0	0	0	0	0	0
Mississauga	0	0	0	0	305	0	250	0
<b>Halton Region</b>	161	108	0	0	200	160	0	0
Burlington	0	0	0	0	200	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	95	30	0	0	0	160	0	0
Oakville	66	78	0	0	0	0	0	0
<b>Durham Region</b>	26	79	0	0	42	0	0	8
Ajax	0	52	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	12	0	0	42	0	0	0
Oshawa	0	15	0	0	0	0	0	8
Pickering	8	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	0	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	534	286	0	0	3,755	2,711	257	236
<b>Oshawa CMA</b>	18	27	0	0	42	0	0	8
<b>Greater Toronto Area (GTA)</b>	552	313	0	0	3,997	2,711	257	244

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Toronto City</b>	239	64	14	0	7,574	5,284	412	779
Toronto	10	0	0	0	5,582	3,379	321	306
East York	0	0	0	0	105	363	0	0
Etobicoke	68	0	0	0	1,121	0	0	236
North York	104	40	14	0	766	511	91	237
Scarborough	54	24	0	0	0	314	0	0
York	3	0	0	0	0	0	0	0
<b>York Region</b>	833	347	8	4	1,862	415	7	84
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	11	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	44	0	0	0	127	0	0	0
Markham	631	7	0	0	1,108	0	7	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	54	97	0	0	208	0	0	0
Vaughan	37	175	0	0	419	415	0	84
Whitchurch-Stouffville	0	57	8	4	0	0	0	0
<b>Peel Region</b>	356	224	0	0	626	1,279	250	0
Brampton	284	68	0	0	0	49	0	0
Caledon	72	29	0	0	0	0	0	0
Mississauga	0	127	0	0	626	1,230	250	0
<b>Halton Region</b>	474	300	0	0	396	216	0	0
Burlington	40	0	0	0	338	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	218	131	0	0	2	216	0	0
Oakville	216	169	0	0	56	0	0	0
<b>Durham Region</b>	113	79	0	0	154	235	139	16
Ajax	37	52	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	12	0	0	82	0	0	0
Oshawa	0	15	0	0	0	0	0	16
Pickering	8	0	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	45	0	0	0	72	0	139	0
<b>Remainder of Toronto CMA</b>	20	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	20	0	0	0	0	0	0	0
<b>Toronto CMA</b>	1,927	987	22	4	10,120	7,429	669	863
<b>Oshawa CMA</b>	68	27	0	0	154	0	139	16
<b>Greater Toronto Area (GTA)</b>	2,015	1,014	22	4	10,612	7,429	808	879

Source: CMHC (Starts and Completions Survey)



Table 2.4: Starts by Submarket and by Intended Market

April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
<b>Toronto City</b>	140	195	3,450	2,551	0	236	3,590	2,982
Toronto	18	17	2,813	1,323	0	0	2,831	1,340
East York	9	6	0	0	0	0	9	6
Etobicoke	23	8	637	0	0	236	660	244
North York	50	152	0	511	0	0	50	663
Scarborough	28	12	0	0	0	0	28	12
York	12	0	0	0	0	0	12	0
<b>York Region</b>	600	417	24	0	7	0	631	417
Aurora	7	3	0	0	0	0	7	3
East Gwillimbury	32	11	0	0	0	0	32	11
Georgina Township	12	17	0	0	0	0	12	17
King Township	45	4	0	0	0	0	45	4
Markham	386	122	24	0	7	0	417	122
Newmarket	10	16	0	0	0	0	10	16
Richmond Hill	19	60	0	0	0	0	19	60
Vaughan	50	91	0	0	0	0	50	91
Whitchurch-Stouffville	39	93	0	0	0	0	39	93
<b>Peel Region</b>	310	236	305	0	250	0	865	236
Brampton	219	177	0	0	0	0	219	177
Caledon	41	49	0	0	0	0	41	49
Mississauga	50	10	305	0	250	0	605	10
<b>Halton Region</b>	348	290	266	168	0	0	614	458
Burlington	11	40	200	0	0	0	211	40
Halton Hills	10	6	0	0	0	0	10	6
Milton	267	101	0	160	0	0	267	261
Oakville	60	143	66	8	0	0	126	151
<b>Durham Region</b>	241	210	54	41	0	8	295	259
Ajax	42	80	0	14	0	0	42	94
Brock	0	3	0	0	0	0	0	3
Clarington	54	43	42	12	0	0	96	55
Oshawa	15	44	0	15	0	8	15	67
Pickering	64	4	0	0	0	0	64	4
Scugog	0	0	0	0	0	0	0	0
Uxbridge	25	2	0	0	0	0	25	2
Whitby	41	34	12	0	0	0	53	34
<b>Remainder of Toronto CMA</b>	59	67	0	2	0	0	59	69
Bradford West Gwillimbury	19	48	0	0	0	0	19	48
Town of Mono	8	0	0	2	0	0	8	2
New Tecumseth	32	14	0	0	0	0	32	14
Orangeville	0	5	0	0	0	0	0	5
<b>Toronto CMA</b>	1,577	1,251	3,845	2,735	257	236	5,679	4,222
<b>Oshawa CMA</b>	110	121	54	27	0	8	164	156
<b>Greater Toronto Area (GTA)</b>	1,639	1,348	4,099	2,760	257	244	5,995	4,352

Source: CMHC (Starts and Completions Survey)



**Table 2.5: Starts by Submarket and by Intended Market**  
**January - April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Toronto City</b>	705	755	7,480	4,881	426	779	8,611	6,415
Toronto	54	447	5,582	2,972	321	306	5,957	3,725
East York	21	12	105	363	0	0	126	375
Etobicoke	106	16	1,189	0	0	236	1,295	252
North York	353	231	604	511	105	237	1,062	979
Scarborough	150	49	0	318	0	0	150	367
York	21	0	0	0	0	0	21	0
<b>York Region</b>	1,711	1,662	1,894	458	15	88	3,620	2,208
Aurora	32	18	0	0	0	0	32	18
East Gwillimbury	62	52	0	0	0	0	62	52
Georgina Township	46	48	0	0	0	0	46	48
King Township	147	24	127	0	0	0	274	24
Markham	855	337	1,132	0	7	0	1,994	337
Newmarket	159	31	0	0	0	0	159	31
Richmond Hill	166	246	216	43	0	0	382	289
Vaughan	177	559	419	415	0	84	596	1,058
Whitchurch-Stouffville	67	347	0	0	8	4	75	351
<b>Peel Region</b>	1,853	1,076	626	1,381	250	0	2,729	2,457
Brampton	1,528	934	0	53	0	0	1,528	987
Caledon	208	84	0	0	0	0	208	84
Mississauga	117	58	626	1,328	250	0	993	1,386
<b>Halton Region</b>	697	731	610	293	0	0	1,307	1,024
Burlington	87	83	338	0	0	0	425	83
Halton Hills	21	17	0	0	0	0	21	17
Milton	491	449	0	216	0	0	491	665
Oakville	98	182	272	77	0	0	370	259
<b>Durham Region</b>	622	736	195	41	139	16	956	793
Ajax	160	133	29	14	0	0	189	147
Brock	0	3	0	0	0	0	0	3
Clarington	188	106	82	12	0	0	270	118
Oshawa	50	129	0	15	0	16	50	160
Pickering	74	261	0	0	0	0	74	261
Scugog	1	3	0	0	0	0	1	3
Uxbridge	25	7	0	0	0	0	25	7
Whitby	124	94	84	0	139	0	347	94
<b>Remainder of Toronto CMA</b>	231	151	0	12	0	0	231	163
Bradford West Gwillimbury	95	110	0	0	0	0	95	110
Town of Mono	12	3	0	3	0	0	12	6
New Tecumseth	97	27	0	9	0	0	97	36
Orangeville	27	11	0	0	0	0	27	11
<b>Toronto CMA</b>	5,369	4,693	10,301	7,039	691	867	16,361	12,599
<b>Oshawa CMA</b>	362	329	166	27	139	16	667	372
<b>Greater Toronto Area (GTA)</b>	5,588	4,960	10,805	7,054	830	883	17,223	12,897

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
<b>Toronto City</b>	45	68	0	6	8	0	482	1,115	535	1,189	-55.0
Toronto	5	9	0	4	0	0	31	869	36	882	-95.9
East York	1	0	0	0	0	0	0	0	1	0	n/a
Etobicoke	7	9	0	2	0	0	389	48	396	59	**
North York	20	38	0	0	0	0	62	0	82	38	115.8
Scarborough	9	10	0	0	8	0	0	198	17	208	-91.8
York	3	2	0	0	0	0	0	0	3	2	50.0
<b>York Region</b>	397	261	32	12	115	90	209	0	753	363	107.4
Aurora	1	14	0	8	0	0	0	0	1	22	-95.5
East Gwillimbury	4	6	0	0	0	0	0	0	4	6	-33.3
Georgina Township	5	11	0	0	0	0	0	0	5	11	-54.5
King Township	4	1	0	0	0	0	0	0	4	1	**
Markham	144	12	20	0	83	71	0	0	247	83	197.6
Newmarket	9	18	0	0	0	0	0	0	9	18	-50.0
Richmond Hill	55	68	2	0	28	0	0	0	85	68	25.0
Vaughan	135	107	10	0	0	19	209	0	354	126	181.0
Whitchurch-Stouffville	40	24	0	4	4	0	0	0	44	28	57.1
<b>Peel Region</b>	195	116	64	28	115	73	0	0	374	217	72.4
Brampton	176	95	54	16	27	32	0	0	257	143	79.7
Caledon	13	10	0	0	0	5	0	0	13	15	-13.3
Mississauga	6	11	10	12	88	36	0	0	104	59	76.3
<b>Halton Region</b>	152	62	32	38	99	120	0	0	283	220	28.6
Burlington	35	22	0	8	7	12	0	0	42	42	0.0
Halton Hills	0	7	0	0	0	0	0	0	0	7	-100.0
Milton	63	17	24	30	0	32	0	0	87	79	10.1
Oakville	54	16	8	0	92	76	0	0	154	92	67.4
<b>Durham Region</b>	189	126	4	12	95	86	0	2	288	226	27.4
Ajax	6	18	4	10	6	44	0	0	16	72	-77.8
Brock	3	0	0	0	0	0	0	0	3	0	n/a
Clarington	28	38	0	0	4	6	0	0	32	44	-27.3
Oshawa	40	32	0	0	8	14	0	2	48	48	0.0
Pickering	76	5	0	0	44	0	0	0	120	5	**
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	33	32	0	2	33	22	0	0	66	56	17.9
<b>Remainder of Toronto CMA</b>	36	48	0	16	0	0	0	0	36	64	-43.8
Bradford West Gwillimbury	11	36	0	12	0	0	0	0	11	48	-77.1
Town of Mono	0	7	0	0	0	0	0	0	0	7	-100.0
New Tecumseth	12	4	0	4	0	0	0	0	12	8	50.0
Orangeville	13	1	0	0	0	0	0	0	13	1	**
<b>Toronto CMA</b>	874	557	132	102	380	315	691	1,115	2,077	2,089	-0.6
<b>Oshawa CMA</b>	101	102	0	2	45	42	0	2	146	148	-1.4
<b>Greater Toronto Area (GTA)</b>	978	633	132	96	432	369	691	1,117	2,233	2,215	0.8

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Toronto City</b>	240	233	150	22	309	140	4,666	4,556	5,365	4,951	8.4
Toronto	35	36	0	12	18	15	2,794	3,194	2,847	3,257	-12.6
East York	13	8	0	0	0	0	0	0	13	8	62.5
Etobicoke	35	33	2	10	5	0	1,367	297	1,409	340	**
North York	137	81	146	0	234	16	340	867	857	964	-11.1
Scarborough	14	72	2	0	52	109	165	198	233	379	-38.5
York	6	3	0	0	0	0	0	0	6	3	100.0
<b>York Region</b>	1,536	1,045	138	90	448	354	217	208	2,339	1,697	37.8
Aurora	11	55	0	8	0	0	0	153	11	216	-94.9
East Gwillimbury	15	33	4	0	4	10	0	0	23	43	-46.5
Georgina Township	36	34	0	0	0	11	0	0	36	45	-20.0
King Township	18	52	0	0	0	14	0	0	18	66	-72.7
Markham	643	101	98	64	297	86	4	0	1,042	251	**
Newmarket	38	65	4	4	0	0	4	0	46	69	-33.3
Richmond Hill	177	223	6	0	53	75	0	25	236	323	-26.9
Vaughan	406	419	22	0	45	125	209	30	682	580	17.6
Whitchurch-Stouffville	192	63	4	0	49	33	0	0	245	104	135.6
<b>Peel Region</b>	931	627	262	158	182	367	0	561	1,375	1,713	-19.7
Brampton	813	514	170	108	59	296	0	74	1,042	992	5.0
Caledon	56	52	8	8	6	11	0	0	70	71	-1.4
Mississauga	62	61	84	42	117	60	0	487	263	650	-59.5
<b>Halton Region</b>	459	376	58	84	245	244	427	53	1,189	757	57.1
Burlington	124	96	0	18	19	22	0	0	143	136	5.1
Halton Hills	15	24	0	0	9	8	0	53	24	85	-71.8
Milton	182	159	46	66	93	87	288	0	609	312	95.2
Oakville	138	97	12	0	124	127	139	0	413	224	84.4
<b>Durham Region</b>	632	428	50	44	265	265	2	2	949	739	28.4
Ajax	101	96	50	40	44	158	0	0	195	294	-33.7
Brock	4	1	0	0	0	0	0	0	4	1	**
Clarington	118	107	0	0	22	19	0	0	140	126	11.1
Oshawa	93	125	0	2	53	22	2	2	148	151	-2.0
Pickering	166	14	0	0	62	0	0	0	228	14	**
Scugog	2	5	0	0	0	0	0	0	2	5	-60.0
Uxbridge	11	11	0	0	0	0	0	0	11	11	0.0
Whitby	137	69	0	2	84	66	0	0	221	137	61.3
<b>Remainder of Toronto CMA</b>	170	190	22	18	0	26	0	0	192	234	-17.9
Bradford West Gwillimbury	87	148	20	12	0	23	0	0	107	183	-41.5
Town of Mono	5	13	0	0	0	0	0	0	5	13	-61.5
New Tecumseth	65	20	2	4	0	0	0	0	67	24	179.2
Orangeville	13	9	0	2	0	3	0	0	13	14	-7.1
<b>Toronto CMA</b>	3,490	2,496	680	394	1,271	1,267	5,310	5,378	10,751	9,535	12.8
<b>Oshawa CMA</b>	348	301	0	4	159	107	2	2	509	414	22.9
<b>Greater Toronto Area (GTA)</b>	3,798	2,797	680	398	1,449	1,370	5,312	5,380	11,217	9,857	13.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
<b>Toronto City</b>	8	0	0	0	420	1,055	62	60
Toronto	0	0	0	0	31	809	0	60
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	389	48	0	0
North York	0	0	0	0	0	0	62	0
Scarborough	8	0	0	0	0	198	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	111	90	4	0	209	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	83	71	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	28	0	0	0	0	0	0	0
Vaughan	0	19	0	0	209	0	0	0
Whitchurch-Stouffville	0	0	4	0	0	0	0	0
<b>Peel Region</b>	115	73	0	0	0	0	0	0
Brampton	27	32	0	0	0	0	0	0
Caledon	0	5	0	0	0	0	0	0
Mississauga	88	36	0	0	0	0	0	0
<b>Halton Region</b>	99	120	0	0	0	0	0	0
Burlington	7	12	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	32	0	0	0	0	0	0
Oakville	92	76	0	0	0	0	0	0
<b>Durham Region</b>	95	86	0	0	0	0	0	2
Ajax	6	44	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	6	0	0	0	0	0	0
Oshawa	8	14	0	0	0	0	0	2
Pickering	44	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	33	22	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	376	315	4	0	629	1,055	62	60
<b>Oshawa CMA</b>	45	42	0	0	0	0	0	2
<b>Greater Toronto Area (GTA)</b>	428	369	4	0	629	1,055	62	62

Source: CMHC (Starts and Completions Survey)



**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Toronto City</b>	309	140	0	0	3,192	4,066	1,474	490
Toronto	18	15	0	0	2,024	3,036	770	158
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	878	297	489	0
North York	234	16	0	0	278	535	62	332
Scarborough	52	109	0	0	12	198	153	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	440	342	8	12	209	183	8	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	4	10	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	14	0	0	0	0	0	0
Markham	297	86	0	0	0	0	4	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	53	75	0	0	0	0	0	25
Vaughan	45	125	0	0	209	30	0	0
Whitchurch-Stouffville	41	21	8	12	0	0	0	0
<b>Peel Region</b>	182	367	0	0	0	535	0	26
Brampton	59	296	0	0	0	48	0	26
Caledon	6	11	0	0	0	0	0	0
Mississauga	117	60	0	0	0	487	0	0
<b>Halton Region</b>	245	244	0	0	347	0	80	53
Burlington	19	22	0	0	0	0	0	0
Halton Hills	9	8	0	0	0	0	0	53
Milton	93	87	0	0	208	0	80	0
Oakville	124	127	0	0	139	0	0	0
<b>Durham Region</b>	227	265	38	0	0	0	2	2
Ajax	44	158	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	22	19	0	0	0	0	0	0
Oshawa	15	22	38	0	0	0	2	2
Pickering	62	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	84	66	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	26	0	0	0	0	0	0
Bradford West Gwillimbury	0	23	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
<b>Toronto CMA</b>	1,263	1,255	8	12	3,748	4,784	1,562	594
<b>Oshawa CMA</b>	121	107	38	0	0	0	2	2
<b>Greater Toronto Area (GTA)</b>	1,403	1,358	46	12	3,748	4,784	1,564	596

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
<b>Toronto City</b>	66	114	407	1,015	62	60	535	1,189
Toronto	26	13	10	809	0	60	36	882
East York	1	0	0	0	0	0	1	0
Etobicoke	7	51	389	8	0	0	396	59
North York	20	38	0	0	62	0	82	38
Scarborough	9	10	8	198	0	0	17	208
York	3	2	0	0	0	0	3	2
<b>York Region</b>	540	363	209	0	4	0	753	363
Aurora	1	22	0	0	0	0	1	22
East Gwillimbury	4	6	0	0	0	0	4	6
Georgina Township	5	11	0	0	0	0	5	11
King Township	4	1	0	0	0	0	4	1
Markham	247	83	0	0	0	0	247	83
Newmarket	9	18	0	0	0	0	9	18
Richmond Hill	85	68	0	0	0	0	85	68
Vaughan	145	126	209	0	0	0	354	126
Whitchurch-Stouffville	40	28	0	0	4	0	44	28
<b>Peel Region</b>	286	203	88	14	0	0	374	217
Brampton	257	129	0	14	0	0	257	143
Caledon	13	15	0	0	0	0	13	15
Mississauga	16	59	88	0	0	0	104	59
<b>Halton Region</b>	254	185	29	35	0	0	283	220
Burlington	35	42	7	0	0	0	42	42
Halton Hills	0	7	0	0	0	0	0	7
Milton	87	79	0	0	0	0	87	79
Oakville	132	57	22	35	0	0	154	92
<b>Durham Region</b>	274	210	14	14	0	2	288	226
Ajax	16	72	0	0	0	0	16	72
Brock	3	0	0	0	0	0	3	0
Clarington	32	44	0	0	0	0	32	44
Oshawa	40	32	8	14	0	2	48	48
Pickering	120	5	0	0	0	0	120	5
Scugog	1	0	0	0	0	0	1	0
Uxbridge	2	1	0	0	0	0	2	1
Whitby	60	56	6	0	0	0	66	56
<b>Remainder of Toronto CMA</b>	36	58	0	6	0	0	36	64
Bradford West Gwillimbury	11	48	0	0	0	0	11	48
Town of Mono	0	7	0	0	0	0	0	7
New Tecumseth	12	2	0	6	0	0	12	8
Orangeville	13	1	0	0	0	0	13	1
<b>Toronto CMA</b>	1,285	959	726	1,070	66	60	2,077	2,089
<b>Oshawa CMA</b>	132	132	14	14	0	2	146	148
<b>Greater Toronto Area (GTA)</b>	1,420	1,075	747	1,078	66	62	2,233	2,215

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - April 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Toronto City</b>	686	370	3,205	4,091	1,474	490	5,365	4,951
Toronto	74	63	2,003	3,036	770	158	2,847	3,257
East York	13	8	0	0	0	0	13	8
Etobicoke	42	83	878	257	489	0	1,409	340
North York	516	81	279	551	62	332	857	964
Scarborough	35	132	45	247	153	0	233	379
York	6	3	0	0	0	0	6	3
<b>York Region</b>	2,100	1,414	223	246	16	37	2,339	1,697
Aurora	10	63	1	153	0	0	11	216
East Gwillimbury	23	43	0	0	0	0	23	43
Georgina Township	36	45	0	0	0	0	36	45
King Township	18	66	0	0	0	0	18	66
Markham	1,038	251	0	0	4	0	1,042	251
Newmarket	42	69	0	0	4	0	46	69
Richmond Hill	223	272	13	26	0	25	236	323
Vaughan	473	513	209	67	0	0	682	580
Whitchurch-Stouffville	237	92	0	0	8	12	245	104
<b>Peel Region</b>	1,268	966	107	721	0	26	1,375	1,713
Brampton	1,042	746	0	220	0	26	1,042	992
Caledon	70	65	0	6	0	0	70	71
Mississauga	156	155	107	495	0	0	263	650
<b>Halton Region</b>	687	669	422	35	80	53	1,189	757
Burlington	124	136	19	0	0	0	143	136
Halton Hills	15	32	9	0	0	53	24	85
Milton	311	312	218	0	80	0	609	312
Oakville	237	189	176	35	0	0	413	224
<b>Durham Region</b>	882	702	27	35	40	2	949	739
Ajax	195	294	0	0	0	0	195	294
Brock	4	1	0	0	0	0	4	1
Clarington	134	113	6	13	0	0	140	126
Oshawa	93	127	15	22	40	2	148	151
Pickering	228	14	0	0	0	0	228	14
Scugog	2	5	0	0	0	0	2	5
Uxbridge	11	11	0	0	0	0	11	11
Whitby	215	137	6	0	0	0	221	137
<b>Remainder of Toronto CMA</b>	187	218	5	16	0	0	192	234
Bradford West Gwillimbury	107	183	0	0	0	0	107	183
Town of Mono	1	12	4	1	0	0	5	13
New Tecumseth	66	9	1	15	0	0	67	24
Orangeville	13	14	0	0	0	0	13	14
<b>Toronto CMA</b>	5,238	3,820	3,943	5,109	1,570	606	10,751	9,535
<b>Oshawa CMA</b>	442	377	27	35	40	2	509	414
<b>Greater Toronto Area (GTA)</b>	5,623	4,121	3,984	5,128	1,610	608	11,217	9,857

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Toronto City</b>													
April 2012	0	0.0	1	2.4	2	4.8	3	7.1	36	85.7	42	1,050,800	1,278,396
April 2011	3	4.5	7	10.4	9	13.4	10	14.9	38	56.7	67	949,000	1,052,115
Year-to-date 2012	4	1.6	24	9.8	13	5.3	21	8.6	182	74.6	244	1,090,150	1,207,430
Year-to-date 2011	45	19.1	14	6.0	24	10.2	18	7.7	134	57.0	235	999,500	1,179,493
<b>Toronto</b>													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
April 2011	0	0.0	2	22.2	0	0.0	0	0.0	7	77.8	9	--	--
Year-to-date 2012	0	0.0	0	0.0	1	2.9	0	0.0	34	97.1	35	1,295,000	1,705,181
Year-to-date 2011	1	3.0	3	9.1	0	0.0	0	0.0	29	87.9	33	1,475,000	1,947,300
<b>East York</b>													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	1,387,500	1,304,955
Year-to-date 2011	0	0.0	1	12.5	1	12.5	1	12.5	5	62.5	8	--	--
<b>Etobicoke</b>													
April 2012	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
April 2011	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	4	10.5	8	21.1	26	68.4	38	1,390,685	1,293,733
Year-to-date 2011	0	0.0	0	0.0	2	6.1	10	30.3	21	63.6	33	1,249,500	1,455,961
<b>North York</b>													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,046,700	1,200,011
April 2011	0	0.0	1	2.6	5	12.8	6	15.4	27	69.2	39	1,000,000	1,020,828
Year-to-date 2012	4	2.8	22	15.3	5	3.5	8	5.6	105	72.9	144	1,052,450	1,093,842
Year-to-date 2011	0	0.0	1	1.2	5	5.9	7	8.2	72	84.7	85	1,199,900	1,332,488
<b>Scarborough</b>													
April 2012	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
April 2011	3	33.3	4	44.4	1	11.1	0	0.0	1	11.1	9	--	--
Year-to-date 2012	0	0.0	2	28.6	1	14.3	3	42.9	1	14.3	7	--	--
Year-to-date 2011	44	60.3	9	12.3	15	20.5	0	0.0	5	6.8	73	383,990	513,837
<b>York</b>													
April 2012	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
April 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2011	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2012	46	11.5	99	24.8	84	21.1	116	29.1	54	13.5	399	600,990	653,147
April 2011	40	14.9	58	21.6	106	39.6	52	19.4	12	4.5	268	586,990	584,421
Year-to-date 2012	214	13.9	393	25.6	397	25.8	345	22.4	189	12.3	1,538	579,900	635,039
Year-to-date 2011	129	12.4	222	21.3	395	37.9	178	17.1	117	11.2	1,041	592,990	620,198
Aurora													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2011	0	0.0	7	50.0	5	35.7	0	0.0	2	14.3	14	546,445	612,666
Year-to-date 2012	1	7.7	2	15.4	1	7.7	0	0.0	9	69.2	13	1,170,000	1,061,684
Year-to-date 2011	2	3.4	16	27.1	27	45.8	4	6.8	10	16.9	59	614,900	665,774
East Gwillimbury													
April 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	13	86.7	2	13.3	0	0.0	0	0.0	0	0.0	15	427,990	430,651
Year-to-date 2011	17	51.5	7	21.2	8	24.2	0	0.0	1	3.0	33	449,990	491,652
Georgina Township													
April 2012	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
April 2011	9	81.8	0	0.0	0	0.0	1	9.1	1	9.1	11	329,990	410,809
Year-to-date 2012	28	77.8	4	11.1	0	0.0	0	0.0	4	11.1	36	345,990	487,435
Year-to-date 2011	28	82.4	1	2.9	2	5.9	2	5.9	1	2.9	34	329,990	384,079
King Township													
April 2012	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	9	52.9	8	47.1	17	759,990	879,696
Year-to-date 2011	10	20.4	14	28.6	1	2.0	21	42.9	3	6.1	49	590,990	595,827
Markham													
April 2012	25	17.4	62	43.1	38	26.4	14	9.7	5	3.5	144	535,990	556,727
April 2011	0	0.0	12	100.0	0	0.0	0	0.0	0	0.0	12	489,800	491,800
Year-to-date 2012	108	16.9	257	40.2	205	32.0	53	8.3	17	2.7	640	535,990	550,985
Year-to-date 2011	9	8.9	53	52.5	20	19.8	8	7.9	11	10.9	101	509,990	579,650
Newmarket													
April 2012	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
April 2011	15	75.0	1	5.0	4	20.0	0	0.0	0	0.0	20	429,490	462,605
Year-to-date 2012	21	55.3	6	15.8	11	28.9	0	0.0	0	0.0	38	440,990	484,091
Year-to-date 2011	28	45.9	14	23.0	17	27.9	2	3.3	0	0.0	61	474,900	500,422
Richmond Hill													
April 2012	0	0.0	11	20.0	29	52.7	11	20.0	4	7.3	55	621,900	641,911
April 2011	0	0.0	5	7.2	47	68.1	17	24.6	0	0.0	69	628,990	628,030
Year-to-date 2012	0	0.0	19	10.9	70	40.2	57	32.8	28	16.1	174	648,990	739,159
Year-to-date 2011	17	7.7	11	5.0	109	49.5	55	25.0	28	12.7	220	637,990	672,466
Vaughan													
April 2012	1	0.7	2	1.5	13	9.5	86	62.8	35	25.5	137	730,990	776,668
April 2011	0	0.0	23	21.5	44	41.1	32	29.9	8	7.5	107	616,990	636,081
Year-to-date 2012	5	1.2	13	3.2	62	15.0	221	53.6	111	26.9	412	722,900	769,166
Year-to-date 2011	1	0.2	76	18.3	200	48.1	81	19.5	58	13.9	416	613,445	659,202
Whitchurch-Stouffville													
April 2012	5	12.5	22	55.0	4	10.0	2	5.0	7	17.5	40	499,900	643,761
April 2011	10	35.7	10	35.7	6	21.4	2	7.1	0	0.0	28	489,445	481,011
Year-to-date 2012	38	19.7	90	46.6	48	24.9	5	2.6	12	6.2	193	499,900	556,426
Year-to-date 2011	17	25.0	30	44.1	11	16.2	5	7.4	5	7.4	68	499,990	538,616

Source: CMHC (Market Absorption Survey)



Table 4: Absorbed Single-Detached Units by Price Range

April 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Peel Region</b>													
April 2012	52	27.1	74	38.5	39	20.3	20	10.4	7	3.6	192	501,900	560,591
April 2011	26	21.8	40	33.6	30	25.2	13	10.9	10	8.4	119	535,900	564,602
Year-to-date 2012	179	19.3	274	29.5	262	28.2	168	18.1	45	4.8	928	550,900	573,341
Year-to-date 2011	206	30.3	199	29.3	155	22.8	78	11.5	41	6.0	679	515,990	554,148
<b>Brampton</b>													
April 2012	52	29.4	72	40.7	36	20.3	17	9.6	0	0.0	177	493,900	505,067
April 2011	26	26.3	37	37.4	25	25.3	10	10.1	1	1.0	99	505,900	521,430
Year-to-date 2012	178	21.9	264	32.4	207	25.4	155	19.0	10	1.2	814	535,945	542,615
Year-to-date 2011	203	35.8	171	30.2	124	21.9	66	11.6	3	0.5	567	499,900	506,717
<b>Caledon</b>													
April 2012	0	0.0	2	22.2	3	33.3	3	33.3	1	11.1	9	--	--
April 2011	0	0.0	3	33.3	3	33.3	2	22.2	1	11.1	9	--	--
Year-to-date 2012	1	1.9	9	17.3	26	50.0	13	25.0	3	5.8	52	622,945	729,510
Year-to-date 2011	2	3.9	26	51.0	15	29.4	5	9.8	3	5.9	51	549,900	570,186
<b>Mississauga</b>													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
April 2011	0	0.0	0	0.0	2	18.2	1	9.1	8	72.7	11	890,000	920,418
Year-to-date 2012	0	0.0	1	1.6	29	46.8	0	0.0	32	51.6	62	850,000	845,765
Year-to-date 2011	1	1.6	2	3.3	16	26.2	7	11.5	35	57.4	61	850,000	981,610
<b>Halton Region</b>													
April 2012	13	8.4	53	34.2	38	24.5	8	5.2	43	27.7	155	590,900	855,933
April 2011	7	10.6	19	28.8	10	15.2	8	12.1	22	33.3	66	617,495	1,133,579
Year-to-date 2012	94	20.8	151	33.3	76	16.8	32	7.1	100	22.1	453	525,900	813,420
Year-to-date 2011	93	24.2	156	40.5	27	7.0	30	7.8	79	20.5	385	495,900	858,206
<b>Burlington</b>													
April 2012	1	2.4	26	61.9	8	19.0	0	0.0	7	16.7	42	517,995	765,752
April 2011	2	8.3	8	33.3	4	16.7	2	8.3	8	33.3	24	614,990	1,303,577
Year-to-date 2012	14	11.4	72	58.5	26	21.1	1	0.8	10	8.1	123	506,990	645,698
Year-to-date 2011	15	15.6	56	58.3	8	8.3	2	2.1	15	15.6	96	506,990	894,231
<b>Halton Hills</b>													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	1	14.3	1	14.3	0	0.0	5	71.4	7	--	--
Year-to-date 2012	0	0.0	0	0.0	1	6.7	5	33.3	9	60.0	15	850,000	869,760
Year-to-date 2011	3	12.5	8	33.3	2	8.3	0	0.0	11	45.8	24	590,450	1,061,234
<b>Milton</b>													
April 2012	10	15.9	26	41.3	26	41.3	1	1.6	0	0.0	63	520,900	532,630
April 2011	5	29.4	10	58.8	0	0.0	0	0.0	2	11.8	17	460,900	622,500
Year-to-date 2012	77	42.3	61	33.5	41	22.5	3	1.6	0	0.0	182	465,900	487,746
Year-to-date 2011	72	45.3	83	52.2	1	0.6	0	0.0	3	1.9	159	450,900	471,399
<b>Oakville</b>													
April 2012	2	4.0	1	2.0	4	8.0	7	14.0	36	72.0	50	869,000	1,339,047
April 2011	0	0.0	0	0.0	5	27.8	6	33.3	7	38.9	18	691,495	1,512,332
Year-to-date 2012	3	2.3	18	13.5	8	6.0	23	17.3	81	60.9	133	853,990	1,407,835
Year-to-date 2011	3	2.8	9	8.5	16	15.1	28	26.4	50	47.2	106	780,000	1,359,821

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2012	80	44.4	42	23.3	47	26.1	6	3.3	5	2.8	180	476,835	485,609
April 2011	82	67.2	27	22.1	8	6.6	2	1.6	3	2.5	122	356,990	403,941
Year-to-date 2012	310	49.6	143	22.9	117	18.7	32	5.1	23	3.7	625	450,990	469,940
Year-to-date 2011	284	67.3	91	21.6	33	7.8	8	1.9	6	1.4	422	374,445	403,014
Ajax													
April 2012	0	0.0	3	42.9	4	57.1	0	0.0	0	0.0	7	--	--
April 2011	1	5.3	17	89.5	1	5.3	0	0.0	0	0.0	19	490,900	504,432
Year-to-date 2012	20	20.4	22	22.4	33	33.7	16	16.3	7	7.1	98	573,500	566,608
Year-to-date 2011	28	28.3	52	52.5	17	17.2	1	1.0	1	1.0	99	491,100	490,405
Brock													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2012	23	79.3	4	13.8	2	6.9	0	0.0	0	0.0	29	365,990	381,447
April 2011	31	88.6	1	2.9	1	2.9	1	2.9	1	2.9	35	339,900	368,992
Year-to-date 2012	100	81.3	15	12.2	5	4.1	1	0.8	2	1.6	123	351,990	372,276
Year-to-date 2011	89	84.8	10	9.5	3	2.9	2	1.9	1	1.0	105	338,990	361,837
Oshawa													
April 2012	30	76.9	8	20.5	1	2.6	0	0.0	0	0.0	39	365,990	377,916
April 2011	26	78.8	6	18.2	1	3.0	0	0.0	0	0.0	33	347,990	374,872
Year-to-date 2012	73	78.5	18	19.4	1	1.1	0	0.0	1	1.1	93	365,900	374,872
Year-to-date 2011	109	86.5	16	12.7	1	0.8	0	0.0	0	0.0	126	326,990	349,089
Pickering													
April 2012	15	20.3	17	23.0	36	48.6	1	1.4	5	6.8	74	571,110	573,198
April 2011	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	41	25.0	53	32.3	55	33.5	5	3.0	10	6.1	164	523,845	545,865
Year-to-date 2011	0	0.0	1	7.1	10	71.4	2	14.3	1	7.1	14	600,295	634,000
Scugog													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	4	33.3	4	33.3	1	8.3	2	16.7	1	8.3	12	509,245	532,656
Year-to-date 2011	4	36.4	6	54.5	0	0.0	0	0.0	1	9.1	11	491,100	507,245
Whitby													
April 2012	11	37.9	9	31.0	4	13.8	5	17.2	0	0.0	29	475,900	492,988
April 2011	23	79.3	3	10.3	1	3.4	1	3.4	1	3.4	29	299,990	365,063
Year-to-date 2012	72	53.3	31	23.0	22	16.3	8	5.9	2	1.5	135	440,990	456,431
Year-to-date 2011	54	80.6	6	9.0	2	3.0	3	4.5	2	3.0	67	333,990	374,447

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

April 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Remainder of Toronto CMA</b>													
April 2012	33	91.7	3	8.3	0	0.0	0	0.0	0	0.0	36	374,990	376,516
April 2011	34	73.9	8	17.4	0	0.0	1	2.2	3	6.5	46	425,490	443,523
Year-to-date 2012	146	85.9	23	13.5	0	0.0	1	0.6	0	0.0	170	389,990	382,089
Year-to-date 2011	142	75.9	35	18.7	4	2.1	3	1.6	3	1.6	187	417,990	426,849
<b>Bradford West Gwillimbury</b>													
April 2012	10	90.9	1	9.1	0	0.0	0	0.0	0	0.0	11	394,990	414,899
April 2011	28	77.8	8	22.2	0	0.0	0	0.0	0	0.0	36	429,990	410,629
Year-to-date 2012	66	75.9	21	24.1	0	0.0	0	0.0	0	0.0	87	424,990	431,519
Year-to-date 2011	112	75.7	35	23.6	0	0.0	1	0.7	0	0.0	148	421,990	425,468
<b>Town of Mono</b>													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2012	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	4	44.4	2	22.2	3	33.3	9	--	--
<b>New Tecumseth</b>													
April 2012	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	312,490	321,657
April 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	65	100.0	0	0.0	0	0.0	0	0.0	0	0.0	65	304,990	308,267
Year-to-date 2011	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	302,990	325,791
<b>Orangeville</b>													
April 2012	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	380,900	394,677
April 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	380,900	394,677
Year-to-date 2011	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	380,900	372,613
<b>Toronto CMA</b>													
April 2012	159	18.4	225	26.0	195	22.5	148	17.1	138	16.0	865	573,330	674,343
April 2011	110	19.4	141	24.9	156	27.5	82	14.5	78	13.8	567	572,990	655,459
Year-to-date 2012	688	19.7	872	25.0	811	23.3	589	16.9	524	15.0	3,484	567,990	662,692
Year-to-date 2011	632	24.7	629	24.6	624	24.4	308	12.1	362	14.2	2,555	551,100	660,064
<b>Oshawa CMA</b>													
April 2012	64	66.0	21	21.6	7	7.2	5	5.2	0	0.0	97	385,990	413,374
April 2011	80	82.5	10	10.3	3	3.1	2	2.1	2	2.1	97	333,990	369,818
Year-to-date 2012	245	69.8	64	18.2	28	8.0	9	2.6	5	1.4	351	371,990	405,332
Year-to-date 2011	252	84.6	32	10.7	6	2.0	5	1.7	3	1.0	298	332,990	359,282
<b>Greater Toronto Area</b>													
April 2012	191	19.7	269	27.8	210	21.7	153	15.8	145	15.0	968	566,990	663,235
April 2011	158	24.6	151	23.5	163	25.4	85	13.2	85	13.2	642	557,945	651,715
Year-to-date 2012	801	21.1	985	26.0	865	22.8	598	15.8	539	14.2	3,788	561,900	650,886
Year-to-date 2011	757	27.4	682	24.7	634	23.0	312	11.3	377	13.6	2,762	541,100	651,540

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**April 2012**

Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
<b>Toronto City</b>	1,278,396	1,052,115	21.5	1,207,430	1,179,493	2.4
Toronto	--	--	n/a	1,705,181	1,947,300	-12.4
East York	--	--	n/a	1,304,955	--	n/a
Etobicoke	--	--	n/a	1,293,733	1,455,961	-11.1
North York	1,200,011	1,020,828	17.6	1,093,842	1,332,488	-17.9
Scarborough	--	--	n/a	--	513,837	n/a
York	--	--	n/a	--	--	n/a
<b>York Region</b>	653,147	584,421	11.8	635,039	620,198	2.4
Aurora	--	612,666	n/a	1,061,684	665,774	59.5
East Gwillimbury	--	--	n/a	430,651	491,652	-12.4
Georgina Township	--	410,809	n/a	487,435	384,079	26.9
King Township	--	--	n/a	879,696	595,827	47.6
Markham	556,727	491,800	13.2	550,985	579,650	-4.9
Newmarket	--	462,605	n/a	484,091	500,422	-3.3
Richmond Hill	641,911	628,030	2.2	739,159	672,466	9.9
Vaughan	776,668	636,081	22.1	769,166	659,202	16.7
Whitchurch-Stouffville	643,761	481,011	33.8	556,426	538,616	3.3
<b>Peel Region</b>	560,591	564,602	-0.7	573,341	554,148	3.5
Brampton	505,067	521,430	-3.1	542,615	506,717	7.1
Caledon	--	--	n/a	729,510	570,186	27.9
Mississauga	--	920,418	n/a	845,765	981,610	-13.8
<b>Halton Region</b>	855,933	1,133,579	-24.5	813,420	858,206	-5.2
Burlington	765,752	1,303,577	-41.3	645,698	894,231	-27.8
Halton Hills	--	--	n/a	869,760	1,061,234	-18.0
Milton	532,630	622,500	-14.4	487,746	471,399	3.5
Oakville	1,339,047	1,512,332	-11.5	1,407,835	1,359,821	3.5
<b>Durham Region</b>	485,609	403,941	20.2	469,940	403,014	16.6
Ajax	--	504,432	n/a	566,608	490,405	15.5
Brock	--	--	n/a	--	--	n/a
Clarington	381,447	368,992	3.4	372,276	361,837	2.9
Oshawa	377,916	374,872	0.8	374,872	349,089	7.4
Pickering	573,198	--	n/a	545,865	634,000	-13.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	532,656	507,245	5.0
Whitby	492,988	365,063	35.0	456,431	374,447	21.9
<b>Remainder of Toronto CMA</b>	376,516	443,523	-15.1	382,089	426,849	-10.5
Bradford West Gwillimbury	414,899	410,629	1.0	431,519	425,468	1.4
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	321,657	--	n/a	308,267	325,791	-5.4
Orangeville	394,677	--	n/a	394,677	372,613	5.9
<b>Toronto CMA</b>	674,343	655,459	2.9	662,692	660,064	0.4
<b>Oshawa CMA</b>	413,374	369,818	11.8	405,332	359,282	12.8
<b>Greater Toronto Area (GTA)</b>	663,235	651,715	1.8	650,886	651,540	-0.1

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Toronto**  
**April 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,521	16,436	12,851	66.3	517,556	8.4	501,411
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	19,867	-12.5		35,876			449,286	5.0	
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	YTD 2011	28,907	-14.0		50,371			458,080	6.3	
	YTD 2012	31,639	9.5		55,083			502,297	9.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 5b: MLS® Residential Activity for Oshawa**  
**April 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	505	-5.1	807	1,074	1,189	67.9	302,326	4.5	308,454
	February	652	-20.4	738	1,248	1,252	58.9	302,068	5.4	305,762
	March	981	-11.7	801	1,666	1,259	63.6	301,668	-1.5	302,718
	April	949	-19.8	761	1,601	1,229	61.9	321,042	5.4	314,533
	May	1,040	1.3	773	1,728	1,323	58.4	316,057	4.8	310,211
	June	1,046	13.7	796	1,587	1,342	59.4	322,947	6.1	314,581
	July	849	19.9	752	1,250	1,340	56.1	324,983	10.0	319,333
	August	764	15.6	787	1,305	1,401	56.2	310,852	-0.6	314,258
	September	833	17.8	864	1,516	1,409	61.3	318,523	7.5	319,783
	October	759	10.3	826	1,270	1,395	59.2	317,779	5.1	317,106
	November	734	11.0	897	1,000	1,339	67.0	314,260	6.3	318,079
	December	492	6.7	878	522	1,348	65.2	310,267	5.4	318,258
2012	January	556	10.1	892	1,073	1,202	74.2	316,394	4.7	322,331
	February	809	24.1	920	1,327	1,323	69.5	323,592	7.1	327,686
	March	1,128	15.0	911	1,722	1,293	70.5	327,630	8.6	328,843
	April	1,167	23.0	937	1,655	1,270	73.8	337,401	5.1	329,829
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,138	-13.2		3,988			301,945	2.0	
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	YTD 2011	3,087	-15.3		5,589			307,816	3.0	
	YTD 2012	3,660	18.6		5,777			328,146	6.6	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



Table 6a: Economic Indicators Toronto CMA

April 2012

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44		122.4	2,952	8.4	66.4	898
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

**Table 6b: Economic Indicators Oshawa CMA**  
**April 2012**

April 2012

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889
	March	595	3.20	5.24	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44		122.4	199.9	7.9	70.5	902
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.



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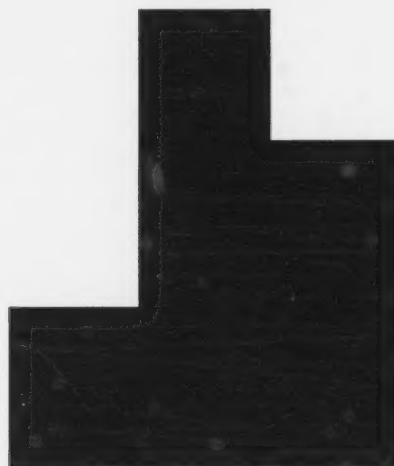
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